



## Flask Meadow Devon

A charming meadow with sea views and within walking distance of the North Devon coastline.

### Details

**Price:** £59,000 Freehold

**Location:** Lee Bay, Devon

**Size:** Nearly 3 acres for sale

**OS Landranger:** OS No 180

**Grid ref:** SS 497 456

**Nearest post code:** EX34 8LS

### Local manager

**Anton Baskerville**

07952 694 652

[anton@woodlands.co.uk](mailto:anton@woodlands.co.uk)



## Description

Flask Meadow is located in the small village of Lee, situated on the rugged North Devon coastline in between Woolacombe and Ilfracombe. With the beach just a 20 minute walk from the meadow, it enjoys sea views out across Lee Bay. The land is accessed via an excellent stoned track which is suitable for all year round vehicular access.

After turning left from Higher Slade Road, the entrance gate and Woodlands sign can be seen 400m down Dibbons lane on the right hand side. Please park here by the side of the road and carefully climb the gate, before walking roughly 50 metres, where the entrance to the land is on your right hand side.

The meadow provides an opportunity to own a parcel of conservation and amenity land in a fantastic coastal location in a lovely part of North Devon. Extensive tree planting has already taken place in neighbouring meadows nearby, meaning any new owner could become part of a wider tree planting community.

The land is currently down to grass, having previously been used agriculturally for livestock grazing. It is due to be cut for hay shortly in the summer, meaning the grass is presently fairly long with some wildflowers and other species coming though as well. The land has a gentle slope dropping down from its highest point next to Dibbons Lane, where the best sea views can be found, towards the northern boundary. The gradient is extremely gentle.

In terms of boundaries, thick well-established hedgerows can be found to the north and east, both punctuated by maturing trees. Having established trees in the immediate vicinity of the meadow is useful for those who might favour allowing the land to regenerate naturally, which could also be done in combination with tree planting. A stock proof fence demarcates the boundary adjoining Dibbons Lane, with a line of stakes signalling the western boundary. Dibbons Lane is a quiet private road used only for access to the site and the farm at the bottom. Sheep graze in the field to the west of Flask Meadow.

The land is an ideal canvas for those looking to establish a woodland for either amenity or environmental purposes, within easy reach of some of Devon's most loved beauty spots.

Local amenities can be found a short drive away in Ilfracombe, with a fine local pub, The Grampus, even closer in the village of Lee.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

---

### Access, tracks and footpaths

Flask Meadow comes with freehold title and is accessed via a metalled track from Dibbons Lane which enables year round vehicular access directly to the meadow. A minor public footpath runs across the meadow from east to west, as shown on the wood map.

---

### Rights and covenants

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

---

### Local area and history

Lee Bay is a small village on the rugged North Devon coast, lying at the foot of the wooded Fuchsia Valley, so named due to the abundance of the red blossom found in its hedges. The rocks in the area are Morte Slates, formed some 350 million years ago. During the eighteenth and the beginning of the nineteenth centuries smuggling was carried out extensively along the coast. On the 20th September 1820; reports state that three hundred tubs (about five gallons each) of gin and brandy were smuggled in at Lee Bay.

---

### How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

---

## Directions

Flask Meadow is in Lee on the North Devon coast, and is about a 10 minute drive from Woolacombe (to the South West) and Ilfracombe (to the North East). Barnstable is 30 mins by car.

[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the

"Directions" box. This will take you to the roadside gate where you can park.

**Satnav:** the postcode **EX34 8LS** is for the point shown by the red dot on the location maps.

Coordinates for satnav are: **N51.1898, W-4.15278** these are for the metal access gate.

[Google maps location](#) - main gate.

The what3words reference for the main gate is: **noon.indicates.park**

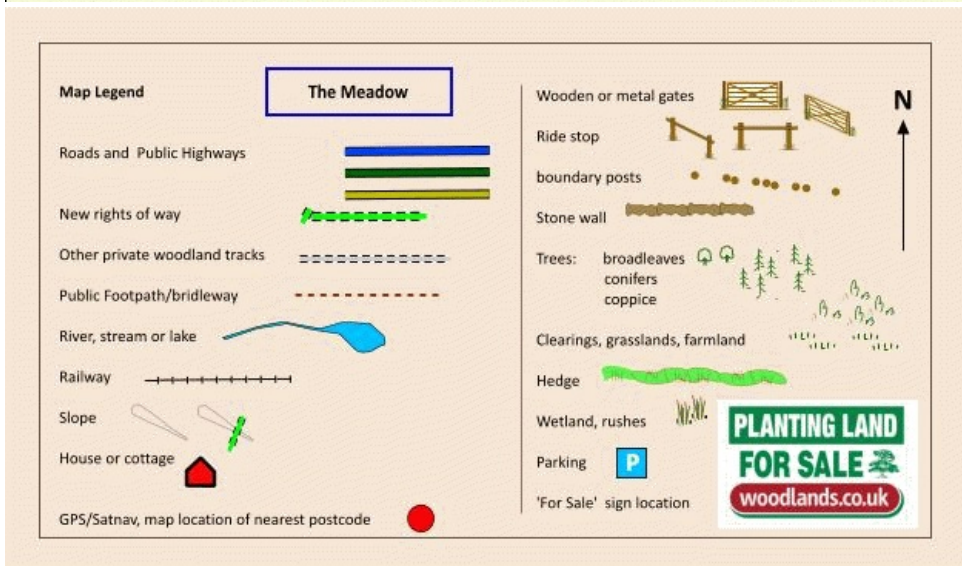
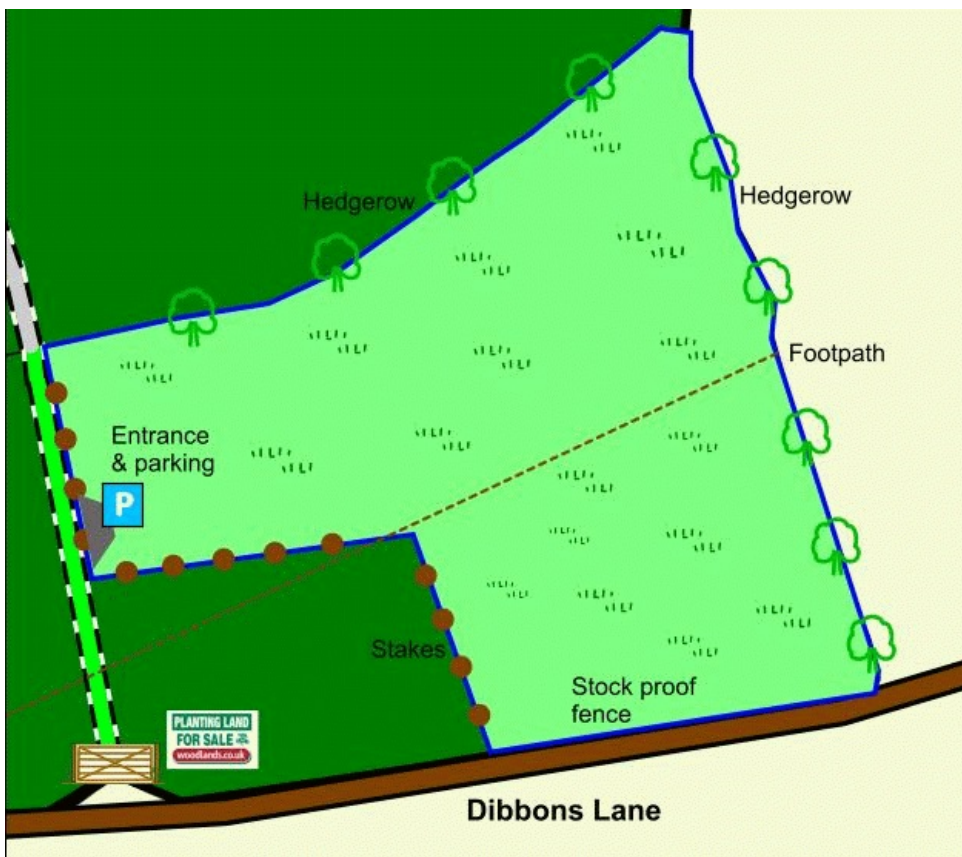
Once you have arrived at the main gate, please climb it carefully and Flask Meadow is 50 metres down on the right hand side of the access track.

**Boundaries:**

Boundary features are marked with blue paint.







Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.